



Variance Application
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1209 Margaret Street
2. Name of Applicant Meridian Engineering LLC
3. Applicant is: Owner _____ Authorized Representative
4. Address of Applicant 201 Front St, Suite 209, Key West FL
5. Phone # of Applicant 305-293-3263 Mobile# 305-481-0400
6. E-Mail Address rmilelli@meridianengineeringflkeys.com
7. Name of Owner, if different than above Sunny Nanra House LLC
8. Address of Owner Buzon 44 Pla Del Bav, Sagunto, OC 46500 Spain
9. Phone # of Owner 305-923-0780
10. Email Address senguptaj@aol.com
11. Zoning District of Parcel HMDR RE# 00029710-000100
12. Description of Proposed Construction, Development, and Use
Addition to existing residence
13. List and describe the specific variance(s) being requested:
Front, Rear and side setbacks

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14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	4,000 SF	2099 SF		
Height	30'	14'-9"	21'-4"	NO
Front Setback	10'	7'-4"	6'-11"	YES
Side Setback	5'	2'-9"	2'-11"	YES
Side Setback	5'	1'-11"	1'-4"	YES
Street Side Setback	7.5'	N/A		
Rear Setback	15'	12'-11"	13'-2"	YES
F.A.R	1.0	0.47	0.71	NO
Building Coverage	40%	0.59	0.57	NO
Impervious Surface	60%	0.65	0.64	NO
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	N/A			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The lot size (2,099 SF) is approximately 52.5% of district (HMDR) required size (4000 SF)

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The lot size was not created by the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Special privileges are not conferred

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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The existing lot size and current condition of the existing structure are hardship conditions.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Minimum variances are being requested

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Variances are not injurious to public welfare. Variances will benefit public.

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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other properties are not used as the basis for variance request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Pallab Sengupta, in my capacity as Managing Member
(print name) (print position: president, managing member)
of Sunny Nanna House LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1209 Margaret St.
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Pallab Sengupta
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 1, 2013 by
date
PALLAB SENGUPTA
Name of Authorized Representative

He/She is personally known to me or has presented DL. SENGUPTA 212 P99V6 06 as identification.

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Pallab Sengupta as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Sunny Nanna House LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Meridian Engineering LLC c/o Richard Mitelli
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Pallab Sengupta
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this July 1, 2013 by
date

PALLAB SENGUPTA
Name of Authorized Representative

He/She is personally known to me or has presented DL SEN94609212A99UAS6 as identification.

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

05/31/2013 2:06PM
DEED DOC STAMP CL: DS \$1,813.00

Prepared by and return to:

Monica Hornyak
Real Estate Closer
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 13-240-EM
Will Call No.:

\$25000

Doc# 1935327
Bk# 2631 Pg# 1161

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of May, 2013 between Leopoldo Joseph Sosa, a married man whose post office address is 7050 NW 177th St., Apt. 102, Hialeah, FL 33015, grantor, and Sunny Nanra House LLC, a Florida Limited Liability Company whose post office address is Buzon 44, PLA DEL BOU, Sagunto 46500 OC, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Exhibit "A" Attached Hereto

Parcel Identification Number: 00029710-000100

SUBJECT TO: Taxes for the current and subsequent years.
SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

GRANTOR HEREIN STATES SUBJECT PROPERTY IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY OF HIS DEPENDENTS.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Monica Hornyak
Witness Name: MONICA HORNYAK

Leopoldo Josepa Sosa (Seal)
Leopoldo Joseph Sosa

Jenny M. Sterling
Witness Name: JENNY M. STERLING

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 16 day of May, 2013 by Leopoldo Joseph Sosa, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Monica Hornyak
Notary Public

Printed Name: _____

My Commission Expires: _____



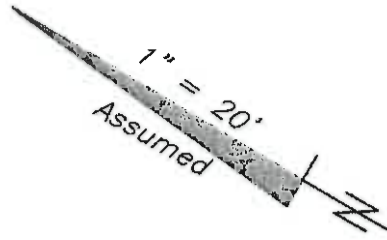
EXHIBIT "A"

In the City of Key West and known as part of Lot Six (6) in Square Three (3) of Tract Twelve (12), according to the amended diagram of The Key West Investment Company of part of said Tract Twelve (12) recorded in Plat Book 1, Page 49, of Monroe County, Florida, records, said parcel being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Northeasterly right of way line of Margaret Street with the Southeasterly right of way line of Catherine Street; thence run Southeasterly along the Northeasterly right of way line of said Margaret Street for a distance of 92.42 feet to the Westernmost corner of the said Lot 6, said point also being the Point of Beginning; thence continue Southeasterly along the Northeasterly right of way line of the said Margaret Street for a distance of 30.81 feet; thence Northeasterly and at right angles for a distance of 68.35 feet; thence Northwesterly and at right angles for a distance of 30.81 feet to the Northwesterly boundary line of the said Lot 6; thence Southwesterly and at right angles along the said Northwesterly boundary line of Lot 6 for a distance of 68.35 feet back to the Point of Beginning.

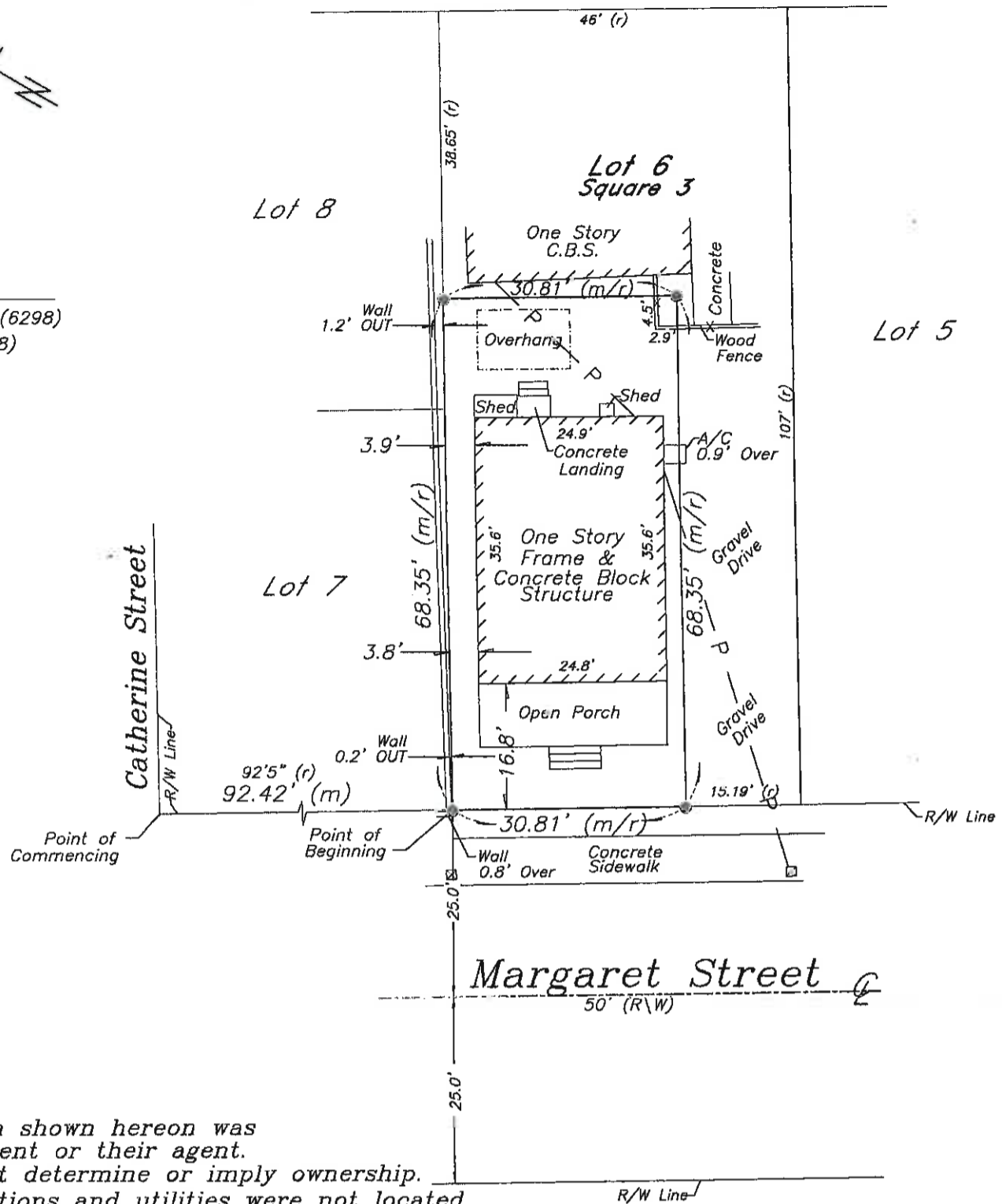
Survey

Boundary Survey Map of part of Lot 6, Square 3 Tract 12, Island of Key West



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 3/4" Iron Pipe (6298)
- ▲ Found Nail & Disc (7131)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1209 Margaret Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 17, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: In the City of Key West and known as part of Lot Six (6) in Square Three (3) of Tract Twelve (12), according to the amended diagram of The Key West Investment Company of part of said Tract Twelve (12) recorded in Plat Book 1, Page 49 of Monroe County, Florida, records, said parcel being more particularly described by metes and bounds as follows:
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BOUNDARY SURVEY FOR: Sunny Nanra House, LLC;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Co.;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 20, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

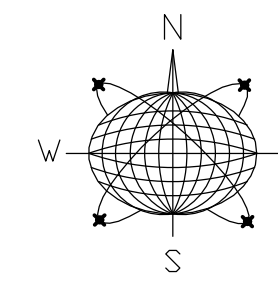
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

**SENGUPTA
 RESIDENCE**
 1209 MARGARET
 KEY WEST, FLORIDA

Drawn By: RJM	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED

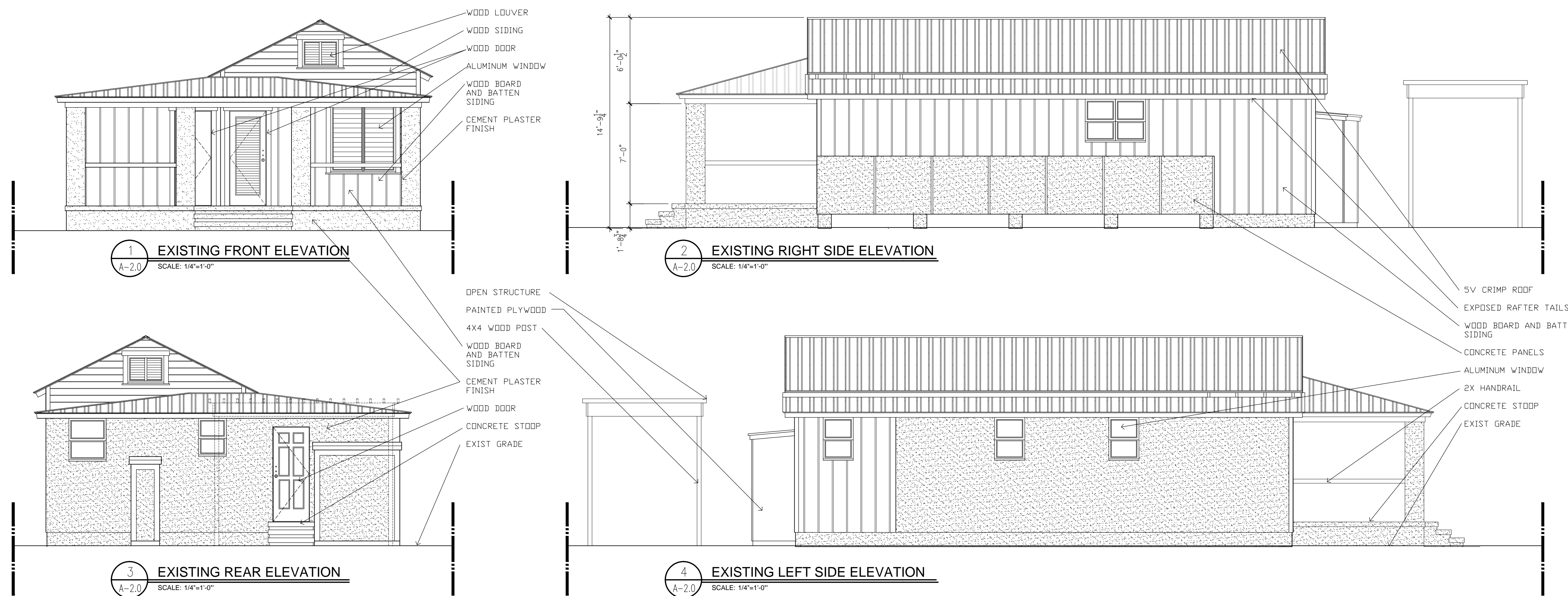
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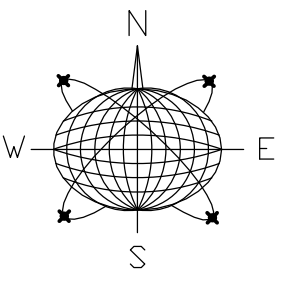
Revisions:

Title:
**EXISTING
 ELEVATIONS**

Sheet Number:
A-2.0

Date: 07.02.13





Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seat:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THE BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

SENGUPTA
RESIDENCE
 1209 MARGARET
 KEY WEST, FLORIDA

Drawn By: RJM Checked By: RJM
 Project No. 11-0102 Scale: AS NOTED
 HTA AutoCad File No.

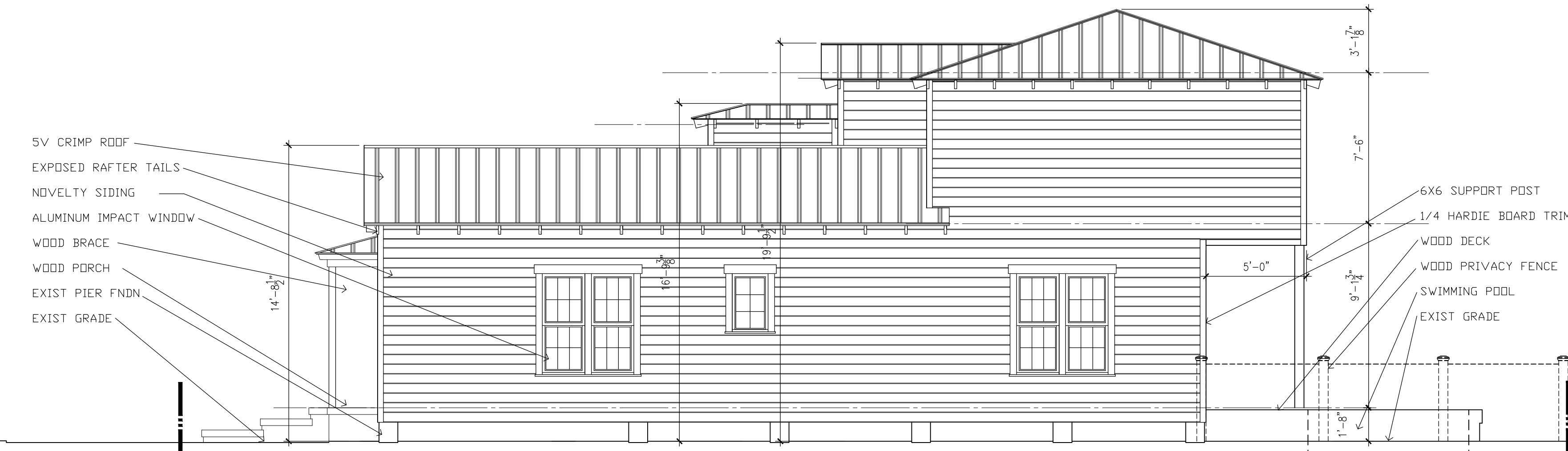
Revisions:

Title:
 PROPOSED
 ELEVATIONS

Sheet Number:
A-2.1
 Date: 07.02.13



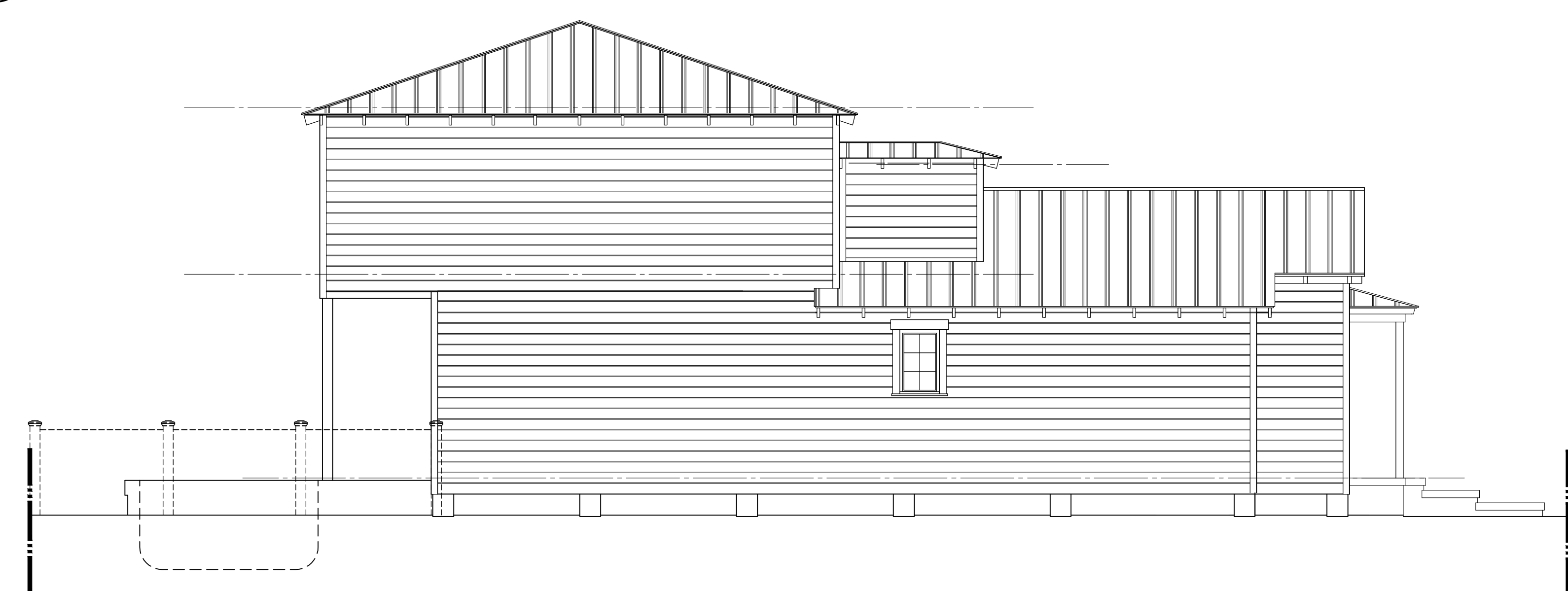
1 PROPOSED FRONT ELEVATION
 A-2.1 SCALE: 1/4"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
 A-2.1 SCALE: 1/4"=1'-0"



3 PROPOSED REAR ELEVATION
 A-2.1 SCALE: 1/4"=1'-0"



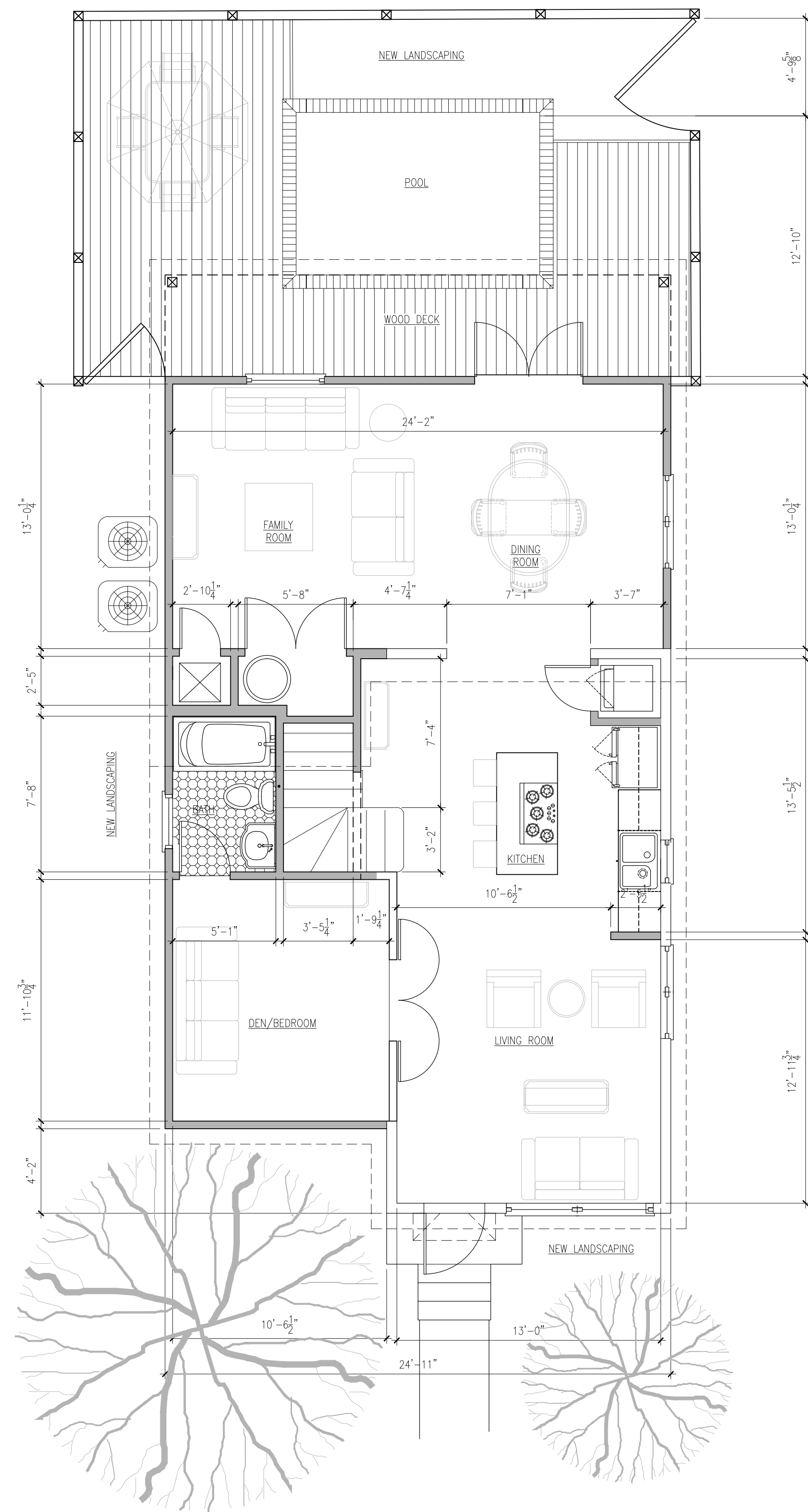
4 PROPOSED LEFT SIDE ELEVATION
 A-2.1 SCALE: 1/4"=1'-0"

- 5V CRIMP ROOF
- EXPOSED RAFTER TAILS
- NOVELTY SIDING
- ALUMINUM IMPACT WINDOW
- WOOD BRACE
- WOOD PORCH
- EXIST PIER FNDN
- EXIST GRADE

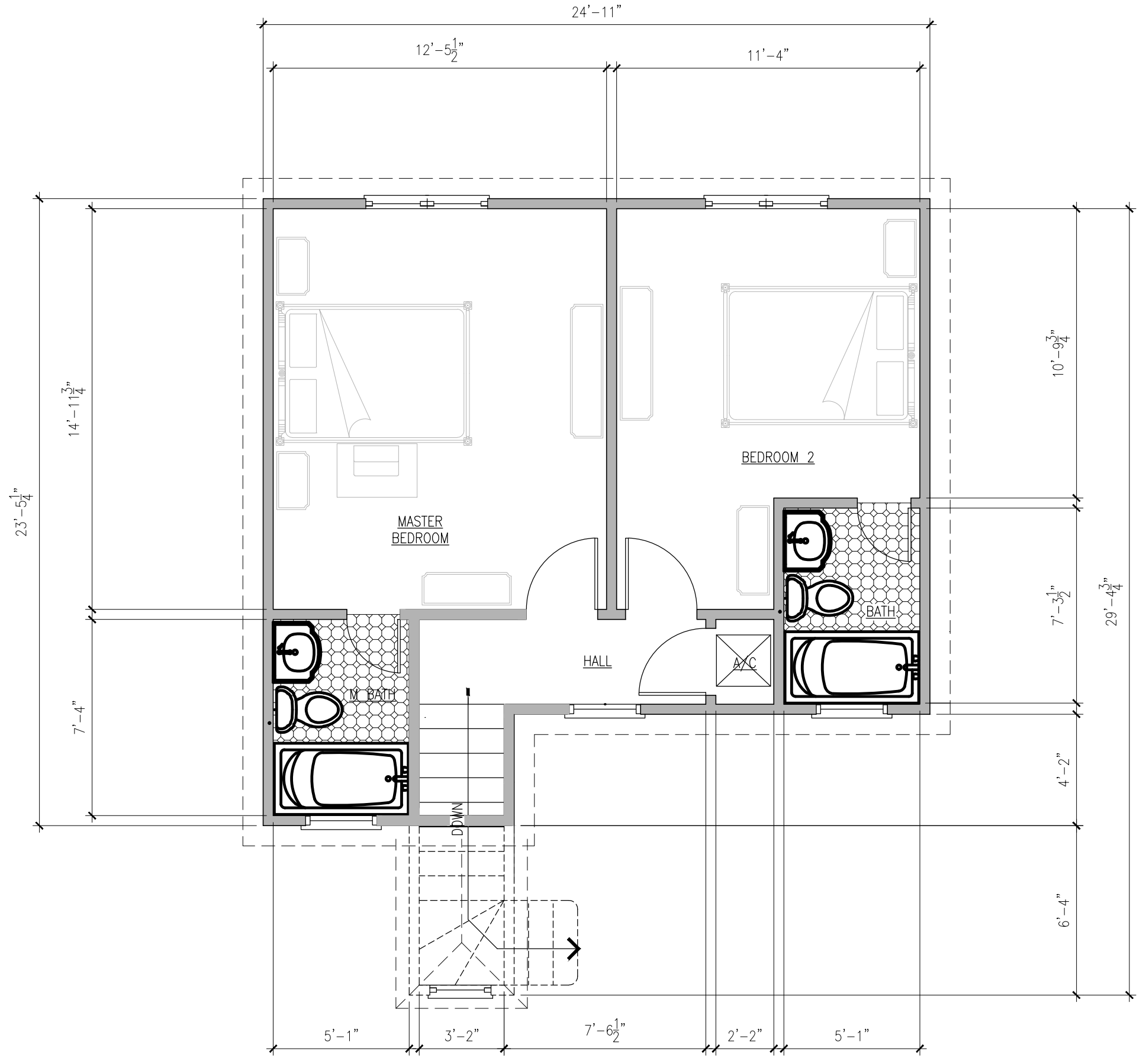
- 5V CRIMP ROOF
- EXPOSED RAFTER TAILS
- EXIST LOUVER
- NOVELTY SIDING
- ALUMINUM IMPACT WINDOW
- WOOD BRACE
- WOOD PORCH
- EXIST GRADE

- 6X6 SUPPORT POST
- 1/4 HARDIE BOARD TRIM
- WOOD DECK
- WOOD PRIVACY FENCE
- SWIMMING POOL
- EXIST GRADE

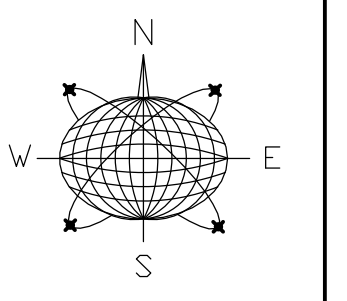
- 1X4 HARDIE BOARD WINDOW TRIM
- ALUMINUM IMPACT WINDOW
- NEW DOORS
- WOOD BAHAMA SHUTTER
- WOOD DECK
- SWIMMING POOL



1 PROPOSED FIRST FLOOR PLAN
A-3.0 SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN
A-3.0 SCALE: 1/4"=1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THE BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

SENGUPTA
RESIDENCE
1209 MARGARET
KEY WEST, FLORIDA

Drawn By: RJM	Checked By: RJM
Project No. 11-0102	Scale: AS NOTED

HTA AutoCad File No.

Revisions:	

Title:
PROPOSED
FLOOR
PLAN

Sheet Number:
A-3.0

Date: 07.02.13

Additional Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

SUNNY NANRA HOUSE LLC

Filing Information

Document Number	L12000116429
FEI/EIN Number	APPLIED FOR
Date Filed	09/11/2012
State	FL
Status	ACTIVE

Principal Address

BUZON 44, PLA DEL BOU
SAGUNTO, VALENCIA SPAIN, OC 46500 OC

Mailing Address

BUZON 44, PLA DEL BOU
SAGUNTO, VALENCIA SPAIN, OC 46500 OC

Registered Agent Name & Address

INCorp SERVICES, INC.
17888 67TH COURT NORTH
LOXAHATCHEE, FL 33470

Manager/Member Detail

Name & Address

Title MGRM

SENGUPTA, PALLAB
BUZON 44, PLA DEL BOU
SAGUNTO, VALENCIA SPAIN, OC 46500 OC

Annual Reports

Report Year	Filed Date
2013	01/04/2013

Document Images

[01/04/2013 -- ANNUAL REPORT](#)

View image in PDF format

[09/11/2012 -- Florida Limited Liability](#)

View image in PDF format

<p>Copyright and Privacy Policies State of Florida, Department of State</p>

Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed **Thursday, July 4th for Independence Day.** Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 9085414 Parcel ID: 00029710-000100

Ownership Details

Mailing Address:
SUNNY NANRA HOUSE LLC
BUZON 44 PLA DEL BOU
SAGUNTO, OC 46500
SPAIN

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1209 MARGARET ST KEY WEST
Legal Description: KW INVESTMENT CO SUB PB1-49 PT LT 6 SQR 3 TR 12 OR210-353/54 OR2437-787ORD OR2437-788/94WILL OR2504-2011/12 OR2540-1451/52 OR2631-1161/63

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	74	2,106.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 864
 Year Built: 1953

Building 1 Details

Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade 450
Effective Age 33	Perimeter 120	Depreciation % 36
Year Built 1953	Special Arch 0	Grnd Floor Area 864
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation
Heat 1	Heat 2	Bedrooms 3
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	1953					216
0	<u>FLA</u>	2:B & B	1	1953		N			864

Appraiser Notes

2007-03-06 BLDG DELETED FROM 1030473 AND ADDED RETRO TO THIS PARCEL FOR 06 ROLL DUE TO SPLIT OUT.DKRAUSE

2012-02-21 MLS \$259,000 3/1 CUTE CONCH HOME NEXT TO EL SIBONEY RESTAURANT.BLOCKS FROM DUVAL ST.AND BEACH.GOOD SIZE BACK YARD. DADE COUNTY PINE MAIN PART OF THE HOUSE. OFF STREET PARKING.

PER OR2540-1451 ALONG WITH OR2540-1449 BETWEEN NEIGHBORS SETTING NEW LOT BOUNDRIES - THIS PARCEL NOW 2,106 SQ FT, DONE FOR THE 2012 TAX ROLL

SOLIT OUR FROM RE 00029710-000000 PER OR2197-532

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	64,923	0	169,804	234,727	234,727	0	234,727
2011	65,922	0	193,466	259,388	254,931	0	259,388
2010	66,921	0	164,835	231,756	231,756	0	231,756
2009	74,637	0	210,943	285,580	285,580	0	285,580
2008	68,530	0	318,287	386,817	386,817	0	386,817
2007	110,528	0	308,996	419,524	419,524	0	419,524
2006	0	0	178,160	440,346	440,346	0	440,346

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/16/2013	2631 / 1161	259,000	WD	01
11/1/2011	2540 / 1451	100	QC	11
2/15/2011	2504 / 2011	0	ORDER	18

This page has been visited 84,349 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176